



**Miller Gunsmithing CONDITIONAL USE PERMIT**

**CU-18-001**

The Board of County Commissioners ("BOCC") held a public hearing on July 3, 2018, regarding the application of Michael and Kristina Miller ("Applicant") for a Conditional Use Permit ("CUP") pursuant to the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Regulations"). The BOCC received the written Staff Report dated July 3, 2018, heard public comment, and considered written comments.

1. Applicant is requesting a CUP to operate a gunsmithing business from an existing 30'x30' building.
2. The property for which the CUP is requested consists of approximately 25 acres of which .5 acres would be included in the CUP site, lies within the Agricultural zoning district, has a physical address of 70 Taylor Road, and is located in the:

SW¼SW¼ of Section 11 and NW¼NW¼ of Section 14, T57N, R83W.

3. After holding a public hearing on June 7, 2018, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the CUP with the following 6 conditions:
  - a. That only fully shielded cut-off lighting fixtures relative to the business may be used for new exterior lighting that minimizes glare to passing motorists or neighboring properties.
  - b. That all gunsmithing activity (including firearm discharge), equipment or materials be contained within the existing shop building.
  - c. That business signage be permitted on the shop building in accordance with Section 24 of the *Rules and Regulations Governing Zoning in Sheridan County, Wyoming*.
  - d. That gunsmithing chemicals at the site be permitted only in accordance with standards as may be prescribed in the International Fire Code or any other related ICC code.
  - e. That there shall be no exterior storage of junk or debris kept at the site.
  - f. That, if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County any new structure, future structure modifications or additions will require Sheridan County Building permits. Future structures/modifications/additions may also require a new CUP.

**THE BOCC HEREBY FINDS AS FOLLOWS:**

4. Applicant properly applied for a CUP, proper notice was published, and hearings were held in accordance with the Zoning Regulations.
5. The proposed use is not currently permitted in the zoning district established by Sheridan County's Zoning Regulations.
6. The proposed use is compatible with existing and permitted uses in the area of the request.
7. The proposed use will not cause significant negative impact to other permitted uses in the area.
8. The location, lighting and signage and the relation of signs to traffic control will not have adverse effects on adjacent properties.

9. The safety and convenience of vehicular and pedestrian circulation and traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area will not be affected.
10. The proposed conditional use is compatible with the health, safety, and general welfare of the community.

**NOW THEREFORE, THE BOCC HEREBY GRANTS** the CUP to allow the operation of a gunsmithing business from an existing 30'x30' building with the following conditions:

11. That only fully shielded cut-off lighting fixtures relative to the business may be used for new exterior lighting that minimizes glare to passing motorists or neighboring properties.
12. That all gunsmithing activity (including firearm discharge), equipment or materials be contained within the existing shop building.
13. That business signage be permitted on the shop building in accordance with Section 24 of the *Rules and Regulations Governing Zoning in Sheridan County, Wyoming*.
14. That gunsmithing chemicals at the site be permitted only in accordance with standards as may be prescribed in the International Fire Code or any other related ICC code.
15. That there shall be no exterior storage of junk or debris kept at the site.
16. That, if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County any new structure, future structure modifications or additions will require Sheridan County Building permits. Future structures/modifications/additions may also require a new CUP.

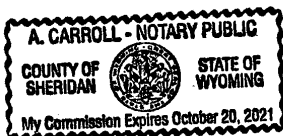
**Pursuant to W.S. 16-3-114 and Rule 12 of the Wyoming Rules of Appellate Procedure, any person aggrieved or adversely affected by this decision may seek judicial review in the appropriate district court by filing a petition for review within 30 days.**

**BOARD OF COUNTY COMMISSIONERS  
SHERIDAN COUNTY, WYOMING**

BY: Mike Nickel  
Chairman

STATE OF WYOMING     )  
                                      )  
County of Sheridan     )

This instrument was acknowledged before me on the 26 day of July, 2018  
by Mike Nickel, as Chairman of the Board of County Commissioners for Sheridan  
County, Wyoming.



A. Carroll  
Notary Public